

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Jeffery Hendricks Development, Inc.    **Case #:** 81-R-01

**Date:** 7/10/01

**Comments:**

1. All tree installation to be in accordance with F.P.L. guidelines for planting in the vicinity of powerlines. There are overhead lines on the 14<sup>th</sup> St. frontage. This will probably require a change from the Live Oaks shown as the street tree.
2. Verify that the required 35% site landscape area is met.
3. If there are existing trees or palms on the site, all Tree Preservation Ordinance requirements apply.
4. Add rain sensor requirement to irrigation note.
5. A continuous buffer screen (if hedge, min.24" at time of planting, maintained at 30") is required to screen a V.U.A. from a street. It is doubtful that the "annual flowers" shown would fulfill this requirement.

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Division: Police

Member: Det. C.Cleary-Robitaille

Project Name: Jeffery Hendricks Dev.

Case #: 81-R-01

Date: 7-10-01

**Comments:**

Protect front doors and first floor windows with impact resistant glass.

How will access to the parking garage be controlled?

What type of lighting will be in place in the parking garage?

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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Jeffery Hendricks Development, Inc.    **Case #:** 81-R-01

**Date:** 7/10/01

**Comments:**

1. Discuss site and garage circulation with Engineering.
2. Parking spaces shall comply with the geometric standards of section 47-20.11.
3. Are there live-a-boards?
4. Provide canal width and dimension dolphin pilings. Docks and dolphin piles shall comply with section 47-19.3.
5. Proposed project requires yard modifications, see criteria in section 47-23.11.
6. Use on the waterway applies to this development site in accordance with section 47-23.8.
7. Provide a roof plan.
8. Provide building height from grade as defined in section 47-2.
9. Delineate handicap access aisle.
10. Additional comments maybe discussed at DRC meeting.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Jeffrey Hendricks Development, Inc.

**Case #:** 81-R-01

**Date:** July 10, 2001

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Phn: (954) 828-5123  
Office Fax: (954) 828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Jeff Hendricks Dev., Inc.  
Site Review

**Case #:** 81-R-01

**Date:** 7/10/01

**Comments :**

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. The docks indicated on the architectural site plan cannot be constructed 20 ft. into this waterway. The platted width of the Rio Encarnado Canal is 126 ft. The ULDR limits docks to 12.6 ft. (10% or 20 feet, whichever is less where canals exceed 50 ft. in width) per Section 47-19.3.
3. Dolphin Piles are limited to 25 ft. or 30% of the platted width from the platted property line per same section/ULDR.
4. Marine vessel limitations are defined in Chapter 8, ULDR.
5. A reduction in stacking is required for this site. Since this site generates far less than 500 trips per day the reduced stacking from ULDR required 22 ft. on N.E. 14 Street is hereby authorized to that width (approximately 5 ft.) as designed.
6. Please discuss use of one 1-inch water meter for seven (7) units. How will individual owners receive water bills ?
7. Discuss single tap for domestic and fire service with Plumbing Plans reviewer (Ted Desmith). It appears that a separate tap (min. of 5 ft. separation) would be recommended/required.

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COMMENTS FROM FIRE WILL BE AVAILABLE AT THE DRC MEETING.

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**Division:** Planning

**Member:** Angela Csinsi  
828-5984

**Project Name:** Jeffrey Hendricks Development, Inc.    **Case #:** 81-R-01

**Date:** June 29, 2001

**Comments:**

Request: Seven-Unit Condominium

1. Waterway uses will require Site Plan Level III review (ULDR Sec. 47-23.8). Modification of required rear yard will also require Site Plan Level III review (ULDR Sec. 47-23.11). A separate application and fee is required for Planning and Zoning Board.
2. Pursuant to ULDR Sec. 47-23.11, provide a narrative stating how the proposed spa, which encroaches into the rear setback, is compatible with adjacent properties.
3. Pursuant to ULDR Sec. 47-23.8.B.2, provide a narrative stating how the proposal meets the Neighborhood Compatibility requirements (ULDR Sec. 47-25.3.A.3.e.i).
4. Provide a roof plan and indicate all habitable space.
5. Provide a note on the site plan "No live-aboards allowed".
6. Provide setback calculations in Site Data table prior to submittal of Planning and Zoning Board application
7. Discuss safety of the handicap space with engineering representative. Also discuss parking space #8 with engineering representative.
8. Some parking spaces are not dimensioned on the site plan. Provide all dimensions and revise those that are labeled 8'6". The minimum length is 8'8".
9. Provide scale of the site plan at 1/8" = 1' for ease of measurement.
10. Label the width of the canal.
11. Label materials and colors on elevations prior to submittal of Planning and Zoning Board application.
12. Provide a photometric plan indicating all lights on poles and/or wall packs.
13. Additional comments may be forthcoming at DRC meeting.